

Clark County Housing Options Study and Action Plan

Project Advisory Group
Meeting #7
August 24th, 2021





WELCOME!

Today's Agenda

- **Welcome and Announcements**
- **Housing Action Plan – Strategies**
 - **Process Improvements**
 - **Other Strategies**
 - **Displacement Strategies**
- **Group Discussions**
- **Public Comment**
- **Next Steps**

HOUSING ACTION PLAN: STRATEGIES OVERVIEW

Housing Action Plan Workflow



HOUSING ACTION PLAN: PROCESS IMPROVEMENTS

C-1 Permitting Process Streamlining

Providing an efficient, predictable and user-friendly permitting process can reduce confusion or perception of risk among developers and lower administrative carrying costs.

- C-1.1 Permit the majority of residential uses through a Type I review rather than a Type II review and approval. Clarify the standards and procedures for “Uses Subject to Review and Approval” under UDC 40.520.020.
- C-1.2 Develop pre-approved model plans for new middle housing types, including ADU designs that can be built with Type I approvals. The county would need to figure out how to fund the creation of the building plans.

C-1 Permitting Process Streamlining –*cont'd*

C-1.3 Streamline land use, engineering and building permit reviews.

Options may include:

- Revise the expedited permitting process for targeted residential projects.
- Support the initiative for electronic plan review.
- Review the land use and engineering standards used to identify opportunities to promote efficiency in the review/application process and high-quality development, i.e. if a project meets certain requirements, then landscaping standards could be reduced.

C-1	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
C-1.1	●	●	●			Short	\$	Low
C-1.2	●		●	●		Medium	\$\$	Medium
C-1.3	●	●	●	●	●	Medium	\$\$	Medium

C-2 Environmental Review

Enact measures or utilize tools designed to streamline environmental review.

- C-2.1 Use sub area planning as a tool to ensure new areas of development are built with neighborhood amenities. This strategy could work well in conjunction with a planned action.
- C-2.2 Use planned action as a tool to streamline the review and permitting process and reduce the SEPA costs of individual projects. Would need to identify where planned actions could be useful.
- C-2.3 Write code that would provide a SEPA exemption for small scale infill development.

C-2	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
C-2.1					●	Medium	\$	Medium
C-2.2					●	Medium	\$	Medium
C-2.3					●	Short	\$	Low

C-3 Other Administrative Actions

- C-3.1 Consider a time-limit or limited supply strategy for the development of certain housing types, such as ADUs, by offering financial incentives or impact fee waivers for the first ten projects, or in the first two years.
- C-3.2 Partner with community groups to host ADU workshops to share information about ADUs and for networking with builders and lenders.
- C-3.3 Create a housing demonstration project or pilot program to test how well a certain new housing type would fit within the community and address community housing needs.

C-3	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
C-3.1	●	●	●	●		Short	\$\$\$	Medium
C-3.2	●		●	●		Medium	\$	Medium
C-3.3	●	●	●	●	●	Medium	\$\$\$	High
C-3.4	●		●	●		Medium	\$	Medium
C-3.5	●	●	●	●	●	Short	\$\$	Low

C-3 Other Administrative Actions –*cont'd*

- C-3.4 Develop a communication/education plan for new changes to code or other housing options strategies, such as handouts and brochures explaining new regulations.
- C-3.5 Monitor housing development over time, noting the number and type of units produced, sizes of units, density, parking provided, sale or rent levels, uses of any fee or tax incentives, or other correlations between regulatory actions and resulting development trends. Consider providing profiles of representative projects as part of annual reports to support further regulatory revisions.

C-3	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
C-3.1	●	●	●	●		Short	\$\$\$	Medium
C-3.2	●		●	●		Medium	\$	Medium
C-3.3	●	●	●	●	●	Medium	\$\$\$	High
C-3.4	●		●	●		Medium	\$	Medium
C-3.5	●	●	●	●	●	Short	\$\$	Low

HOUSING ACTION PLAN: OTHER STRATEGIES

F-1 Legislative Advocacy

- F-1.1 Support legislative changes to address issues with the state’s condominium defect liability law that has contributed to a condominium construction drought by encouraging frivolous lawsuits.
- F-1.2 Support legislative changes that would support locally-owned rental housing instead of out-of-state ownership.

F-1	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
F-1.1			●			Long	\$	Low
F-1.2			●			Long	\$	Low

F-2 Accessibility

F-2.1 Adopt a “visitability” program, either with voluntary incentives and/or code requirements, for the construction of a percentage of new housing units (where there are three or more units proposed) that include the following visitability standards:

- A no step, barrier-free main entrance.
- A bathroom and small living area accessible to the main entrance.
- 32-inch-wide internal doors between the entrance, the bathroom and the living area for wheelchair accessibility

F-2	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
F-2.1				●		Short	\$\$	Medium

F-3 Motel/Hotel Conversions to Housing

F-3.1 Write code that allows for the conversion of existing motels and hotels into permanent housing. Could specify only for certain housing types, such as housing that meets certain affordability criteria.

F-3	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
F-3.1		●				Short	\$	Low

F-4 Definition of Household

F-4.1 Revise the definitions of “household,” “housekeeping unit,” and “family” per SB 5235/RCW 35.21 to remove numbers of unrelated persons that may define a household, a family, or occupy a dwelling unit. Need to complete full review of code to identify specifics of where this is needed. The number of people that can occupy a dwelling unit would be based on building safety code requirements instead of an arbitrary number in the development code.

F-4	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
F-4.1		●		●		Short	\$	Low

HOUSING ACTION PLAN: DISPLACEMENT STRATEGIES

G-1 Mission-Oriented Acquisition Funds/Partner with Local Housing Providers (E4 and E5)

- G-1.1 Coordinate or support monitoring efforts on regulated affordable housing properties that are nearing their affordability expiration dates.
- G-1.2 Adopt a notice of Intent to Sell ordinance.
- G-1.3 Explore partnerships and opportunities with community land trusts.

G-1	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
G-1.1		●				Short	\$	Low
G-1.2		●				Medium	\$	Medium
G-1.3		●	●		●	Long	\$\$	Medium

G-2 Manufactured Home and Tiny Home Communities (B5)

The following actions overlap with or are similar to Strategy B-5, Manufactured Home and Tiny Home Communities. The county’s role would be to support state programs and local partners.

G-2.1 Provide resources and support with the mobile home park preservation and relocation assistance program and mobile home park conversion to cooperative programs.

G-2	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
G-2.1		●	●	●		Medium	\$	Medium

G-3 Tenant and Homeowner Protections and Assistance

- G-3.1 Continue renter assistance fund programs/support. Identify and address fund distribution equity issues.
- G-3.2 Support state legislation that invests in affordable housing, rental assistance, and tenant protections.
- G-3.3 Expand existing homeownership weatherization, rehabilitation, and energy assistance grants.
- G-3.4 Host homebuyer education program for renters on the homebuying process and provide information on down payment assistance programs.

G-3	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
G-3.1		●	●			Short	\$\$\$	High
G-3.2		●	●			Long	\$	Low
G-3.3		●	●			Short	\$\$\$	High
G-3.4		●	●			Short	\$\$	Medium
G-3.5		●	●			Short	\$\$\$	Medium
G-3.6		●		●		Long	\$	Low

G-3 Tenant and Homeowner Protections and Assistance – *Cont'd*

- G-3.5 Provide information on foreclosure assistance resources and programs. Use eligible affordable housing funds to support foreclosure assistance and intervention programs and/or support community land trusts to purchase foreclosed properties and restore ownership for residents.
- G-3.6 Support state legislative efforts that expand property tax assistance programs to people with low-incomes, who are elderly, and/or have a disability.

G-3	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
G-3.1		●	●			Short	\$\$\$	High
G-3.2		●	●			Long	\$	Low
G-3.3		●	●			Short	\$\$\$	High
G-3.4		●	●			Short	\$\$	Medium
G-3.5		●	●			Short	\$\$\$	Medium
G-3.6		●		●		Long	\$	Low

G-4 Regulation of Short-term Rentals

Many communities have adopted short-term rental (STR) regulations to reduce their impact on displacement and housing affordability. Track STR activity by requiring registration and reporting from owners of these units. Policy regulations should prioritize actions that reduce the likelihood of converting long-term rentals into STRs. The regulation of short-term rentals can be complex and involve establishing an annual license or permit, standards for the protection of guests and/or standards for the protection of neighbors. There may also be a need for added code enforcement resources.

G-4.1 Research short-term rental impacts in Clark County and, if needed, develop a county policy around short-term rentals.

G-4	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
G-4.1		●	●			Medium	\$	Medium

HOUSING ACTION PLAN: BREAKOUT DISCUSSIONS

1. Which are priority strategies? Which are important, but longer term? Which should be removed from consideration?
2. Are we missing any strategies within these categories?

PUBLIC COMMENT

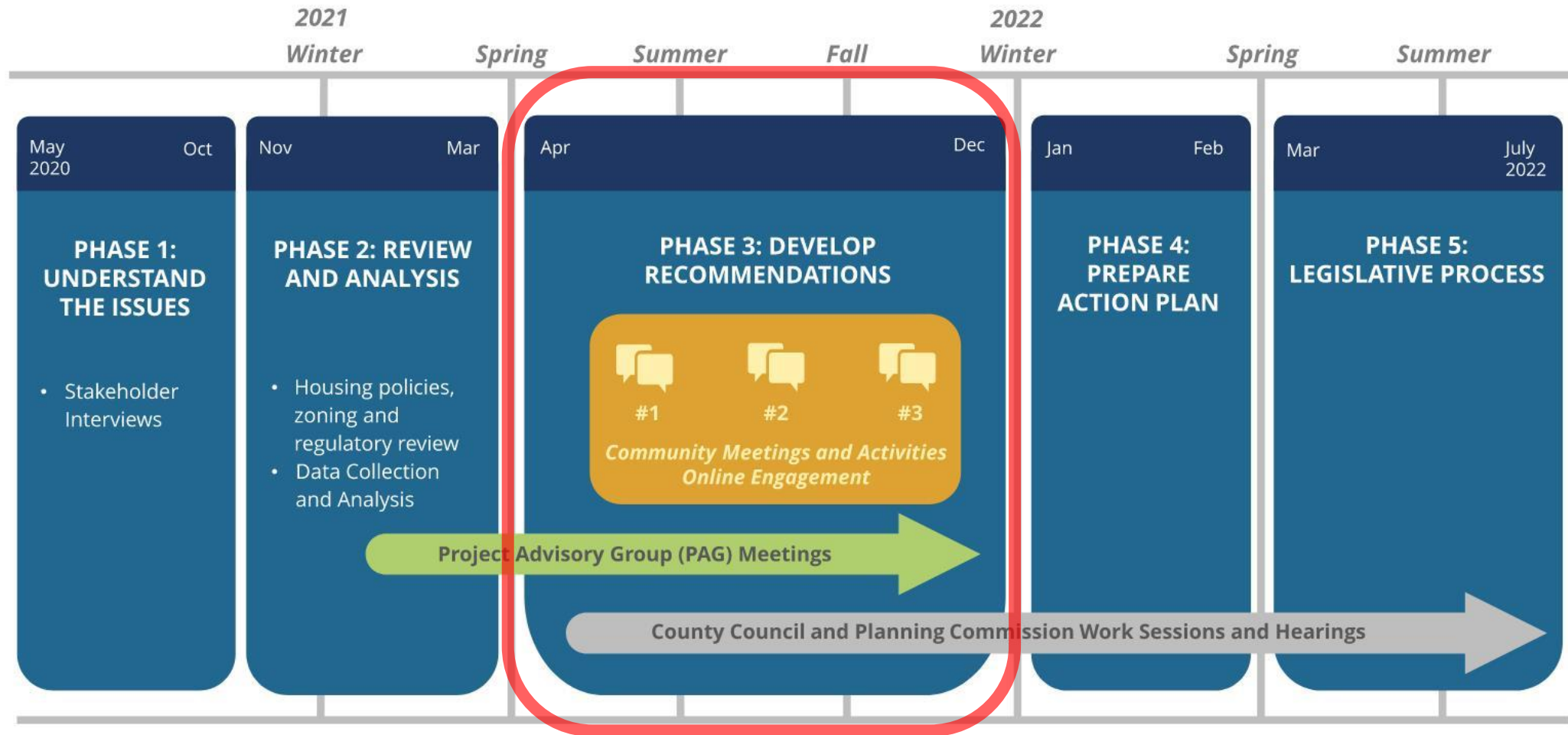
How to Provide Public Comment Via Computer/Mobile Device

- Click the “raise hand” icon to indicate that you would like to speak.



- Staff will only acknowledge those who have “raised their hand” by selecting the hand icon.
- When you are acknowledged, you will be unmuted.
- Please limit your comment to no longer than 2 minutes.
- When you have finished your comment, please click on the “lower hand” icon to lower your hand.

NEXT STEPS



Clark County Housing Options Study and Action Plan Schedule

Project Schedule

Upcoming Meetings

- No PAG meeting in September
- County Council – September 1, 9am?
- County Planning Commission – September 2, 5:30pm
- DEAB – September 2, 2:30pm
- PAG Meeting #8 – October 26, 3pm

THANK YOU